



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

December 08, 2020

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

47 December 8, 2020

CELIA ZAVALA  
EXECUTIVE OFFICER

Dear Supervisors:

**DEVELOPMENT SERVICES CORE SERVICE AREA  
APPROVAL OF THE FINAL MAP FOR TRACT NO. 82256 AND ACCEPTANCE  
OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN THE  
COUNTY UNINCORPORATED COMMUNITY OF WEST CARSON  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval of the final map for Tract No. 82256 in the County unincorporated community of West Carson and acceptance of grants and dedications as indicated on the final map.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the approval of the final map for Tract No. 82256 is categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter.
2. Make findings as follows:
  - a. That the proposed subdivision complies with the applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code Section 66410, et seq.) and the County of Los Angeles Subdivision Ordinance (Title 21) and is in substantial conformance with the previously approved Vesting Tentative Tract Map No. 82256 by the Regional Planning Commission on April 29, 2020.
  - b. That division and development of the property, in the manner set forth on the approved tentative map for this subdivision, will not unreasonably interfere with the free and complete exercise of any

rights of way or easements owned by any public entity and/or public utility in accordance with Government Code Section 66436(a)(3)(a)(i) of the State Subdivision Map Act.

3. Approve the final map for Tract No. 82256.

4. Accept grants and dedications as indicated on the final map for Tract No. 82256.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to approve the final map for Tract No. 82256 (enclosed). The proposed final map consists of 0.61 acres and creates 5 duplex condominium units for a total of 10 condominium units, near the vicinity of Marigold Avenue and Azalea Way, in the County unincorporated community of West Carson.

The Regional Planning Commission approved a vesting tentative tract map for this subdivision on April 29, 2020. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final map is in substantial conformance with the approved tentative map.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial conformance with the approved tentative map.

The grants and dedications, as indicated on the final map, are necessary for construction and maintenance of public infrastructure required by the County for this development.

### **Implementation of Strategic Plan Goals**

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The recommended action allows the County to record the final map, which will maximize property tax revenue.

### **FISCAL IMPACT/FINANCING**

There will be no adverse impact to the County General Fund. The 10 condominium units created by the recordation of this final map will generate additional property tax revenue that is shared by all taxing entities.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The approval of the final map is subject to provisions of the State Subdivision Map Act [Government Code Sections 66410, et seq.; 66458(a); 66473; 66474.1; 66436(a)(3)(A)(i); and 66427.1(A)], which states that a legislative body shall not deny approval of a final map if it has previously approved a tentative map for the proposed subdivision and finds that the final map is in substantial conformance with the previously approved tentative map.

The final map has been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivision is substantially the same as it appears on the approved tentative map, that all State and local provisions and legal requirements have been met on this final

map, and that the final map is technically correct.

All agreements and improvement securities, which were required as a condition of the approval of the final map, have been accepted on behalf of the County by the appropriate official.

### **ENVIRONMENTAL DOCUMENTATION**

On April 29, 2020, the Regional Planning Commission made a finding that this project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 21159.25 (exemption for certain multi-family residential and mixed-use housing projects).

The proposed action to approve the final subdivision map is a ministerial action and is thereby exempt from CEQA by Section 15268(b)(3) of the CEQA Guidelines and 21080(b)(1) of the Public Resources Code.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects as a result of approving the final map for Tract No. 82256.

### **CONCLUSION**

Please return one adopted copy of this letter to Public Works, Land Development Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella", written in a cursive style.

MARK PESTRELLA

Director

MP:GE:ta

Enclosures

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office  
Department of Regional Planning

# LOCATION MAP

## TRACT NO. 82256

IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE  
LAND BEING SUBDIVIDED BY THIS MAP

